GULF STREAM CALLED UNIMPORTANT CURRENT WITHOUT ANY EFFECT ON EUROPE'S CLIMATE

Writer Characterizes Popular Belief in the Flow of Warm Water Across the Atlantic as an Unscientific Myth

By HARVEY M. WATTS.

this country and Europe to head off a new lease of life for the old ded myth that the cause and cons of climatic variations which affect northwestern Europe is due entirely to the Gulf Stream and its vagarles it is apparent from the numerous articles and dispatches appearing in THE NEW YORK HERALD, beginning with last spring, that the world is in for a new era of superstitious regard for this extremely unimportant current of the ocean, climatically speaking, by reason of the greedily accepted new belief that the building of the Flagler Railways on the Florida Keys from the mainland to Key West has done "something" to the Gulf Stream, and that this "something" in turn has done something else to the climate of northwestern Europe, to say nothing of America, Africa and the world in general.
With John Harrison of the Clap-

ham Observatory, England, starting the ball rolling last spring and with Prof. Barget of the Prince of Monaco's ing about meteorology helping on the delusion, innocently, perhaps, and with the latest European authority, M. le Danois, referring to the subject as if the filling in the Key West Railway was accepted as playing some part in the new belief, though he denies the value of the Gulf Stream as a climate alone gives northwestern Europe its reted ocean current reaches the lati-mild climate; a belief that a whole tude and longitude of Cape Race. the globe, which circulation in the facts in most beautifully illustrated

as an enormous river of warm water originating in the tropics that crosses the ocean and carries its heat as if it were a colossal hot water bottle to the remotest shores of northwestern Europe and even to nearby Arctic lands —one excited navigator reporting to Tue New York Heater that or displace Carlos in climate or weather, which they cannot understand.

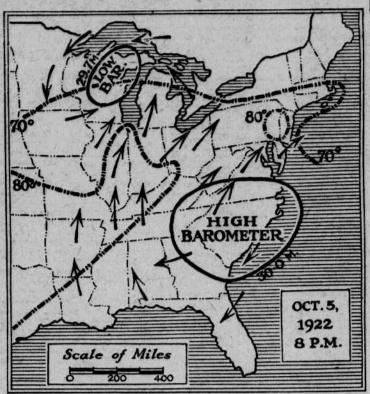
None of these things, however, nor the mild climate of northwestern Europe with all its possible annual various would not be affected by any damming or diverting or deflecting the easy one to believe, the dramatic addition of the serried concrete masses of the Flagler viaducts would put off the '70s, wanted the Government the clearing up of this all potent myth

Belief in the Gulf Stream An Article of Blind Faith

in view of the fact that in casual conversation on liners crossing the ocean, in the school and the home and in the elevator every morning, the belief in the universal efficacy of the Gulf Stream as a conditioner of spe cial climates has become an article of b.'nd faith, nothing that the Flagler neers or American hydrographers s to the Gulf Stream the Straits of Florida not being inter fered with by the Keys or by any co necting railroad viaduct, since it flow

through the straits in the deep chan nel formed by the outer edges of the continental ridge on which the Key themselves rest, will have any effect Nor will that more important fac-tivat permanent climatic effects are in

OCTOBER HOT WAVE MECHANISM



HE 8 P. M. United States Weather Bureau map of October 5 reveals the familiar hot weather mechanism with the air circulation moving out of a high barometer over the Southern States and the adjacent ination of physical geographies taught Atlantic Ocean to a low barometer over the Lake regions. This form of circuin Great Britain and the United States lation with sluggish air movement from the South to the North and the slight difference in pressure between the center of the high barometer (an antibureau of oceanography more or less cyclonic vortex) and the center of the low barometer (a cyclonic vortex) is carried its beneficent influences to the coming to his aid, and with hydrographers that seem to know a good deal about water movements but nothcirculation revealed all through the year on numerous weather maps is responsible for the hot waves of summer time, the Indian summer of October and November, the anticipations of spring, and the green Christmasses in December and the January and February thaws in the winter time. Moving eastward across the continent these enormous aerial vortices are due to cosmical causes and are unaffected by the Guif Stream or any other masses.

Chart Nº 1.

generation of meteorologists stating the true facts as to climate and does not differ in temperature and does not differ in temperature and set from the rest of the ocean, impress those who find, as many others of the gulf Stream as a determining climatic factor, the stream being represented as an enormous river of warm water and set from the rest of the ocean, impress those who find, as many others of the first carries that the facts of the stream are easy object to explain any pheomena are easy object.

of ocean waters that He to the east of them

THE NEW YORK HERALD that on dipping water out of the Gulf Stream recently or anywhere else in its course, so long it scalded the hands of the sailor man as the eastward moving aerial drift,—is one of the most amazing things in which is the sole distributor and demodern science. And now it would terminer of climates, remains the seem, as if to the old picturesqueness same, will have any effect on either that made the Gulf Stream myth an thority any more than it had on Cap-Silas Bent of St. Louis, who, back the '70s, wanted the Government of England for its hostile attitude during the civil war by building a dam at the Straits of Florida so that the Gul Stream would be blocked and, according to Capt. Bent, by such a blockade England would have the climate of Labrador and would be thus done for

maker, the average person is again water or any kind of water over to by reason of the fact that their miticonfirmed in the gross delusion that the shores of England, Iceland or the Gulf Stream and the Gulf Stream Norway, since when this much over
Norway, since when this much over-

Climatic Mitigations It is because the aerial drift carries the mitigating effects of the Atlantic Ocean considered as a whole over northwestern Europe that that fa-vored section of the globe has a mild transference eastward of the mitigating effects of the Pacific Ocean taken as a whole gives an "oceanic" climate of the United States as far south as

Dregon.

Moreover the part that the Gulf Stream and the northeastward mov-ne water borne currents, the so-called Gulf Stream drift, play in warming up the Atlantic so as to give southern England at times the climate of Ber- latitude." This use of the word "help" uda, has been violently exaggerated is a little cautious, and shows that the by all writers on the physical geogra- pro-Maury claimants, who are emhy of the sea and the land and the phatic in saying that the ocean curauch more vital and undisputed genralization of meteorology have been Europe don't quite have everything blow over the wide expanse of com-

England would have the climate of Labrador and would be thus done for all time. For there is, indeed, inching more amazing than the uversal and widespread acceptance to any of the Gulf Stream fallacy. And yet not a meteorologist of any tanding in this country or in Europe with any proclaimed for several generation being a second climate, to propose with a proclaimed for several generation being a function of the general circulation of the globe, which wall start in the facts as to climate causalon being a function of the general circulation of the globe, which wall start with the first in the fact is and the water masses. In this climatic causase on the warm or cold currents of the ocean, which are themselves the direct soft the permanent winds of the globe and the water masses. In this climatic causase in the warm or cold currents of the ocean, which are themselves the direct and will be a set to climate the permanent wind currents, play an insignificant part, being a second Labrador, and those specialists whose school books and climate, for all time. For there is, indeed, for all time. For there is, indeed, for the covery a small art of a section of the set and cosmical closured to the four of the set and the standard. With scientific authorities in Europe worrying about the Flagler Keys and with our own school book writies in the start is the state in one breath and with the next up-th that the both ways. They cannot all upon the fourth of the standard cosmical dossinical cosmical to the fourth several make to study as a the fourth several make. The data standard cosmical to the court of the s Those indeed who were responsible or Capt. Bent's belief that the Gulf

within the thousands of years that the weather and climate have been expe-rienced by civilized peoples, leaving records of their life and times.

Gulf Stream Owes Fame

To Benjamin Franklin The extraordinary fact about this fallacy is that while Benjamin Franklin, who was the man who gave the Gulf Stream its great reputation as a factor in seaborne commerce, had little to say about its significance as a factor in climate making, he had a very correct idea as to the Gulf Stream being the result of the permanent wind motion and he was also far ahead of his time in believing that climate and weather phenomena were the results of the aerial circulation. His common sense attitude toward the stream was abandoned by the very famous Mathew Fontaine Maury and it is Maury who is the father and the originator of the Gulf Stream myth which he set out in his Physical Geography of the Sea published in

Printed in all the European languages Maury's strange delusion that the Gulf Stream caused the mild climate of Europe has been followed by most of the writers of school books in Europe, in Great Britain and in the United States down almost to the present day and date. And it is this extraordinary mental laziness that has allowed text book writers to repeat a picturesque old belief rather than accept the tenets of modern meteorology ence of the Gulf Stream delusion in addition to a certain element of char latanism that seems to effect the uedo scientific writers who deal with the sea at home in observatories

or on the rolling deep itself.

Twenty years ago a critical examshowed that most of them repeated the old Maury belief that the Gulf Stream was a hot water current that

School Books Still Cling

To the Hot Water System volumes and are absolutely correct as to weather phenomena with the maps of the United States weather bureau carefully reproduced and explained, it is amazing that at this very moment in the schools of the country many of these books still slip on the Gulf Stream as a causer of climate, Stream as a causer of climate, though that the myth has been exploded is occasionally revealed in cer-tain cautious qualifications of the extreme Maury and post-Maury view-

point.

In one very popular and splendidly published work after the wonderful character of the big ocean currents has been explained the writers summed up the matter as follows: the difference in temperature between the eastern coasts of America and the rents do cause the mild climate of the prevailing west winds which here out England or northwestern Europe they may break out.

Europe don't quite have everything blow over the wide expanse of comever knowing anything about it, clitheir own way. But this caution as to paratively warm waters." "help" is only a small part of a section

OCTOBER COLD WAVE MECHANISM

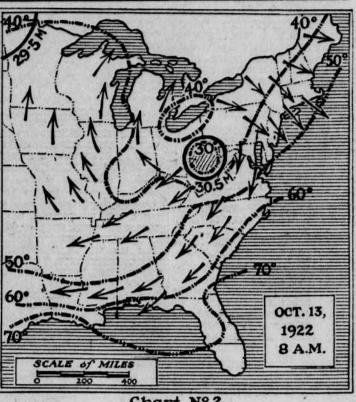


Chart Nº 2.

the first cool wave of autumn was brought about by a movement England, he said, stood high in Amerieastward of an intense high barometer—pressure 30.5 inches—from can opinion when, alone, her troops to avoid hostilities. It was not by the the Northwest, which on the morning of October 13 was central over West faced the Turks at Chanak and acvirginia, with its dry and clear wind movements affecting the weather of the cepted the challenge to war, but it by upholding the ideals of peace and entire eastern half of the United States from the Guif to the Canadian border dropped to zero when that war did not conciliation, in the spirit of the Washand the Mississippi Valley to the coast, with the winds moving out spirally happen and the Turks, fresh from the lington conference, that England deand the Mississippi Valley to the coast, with the winds moving out spirally happen and the Turks, fresh from the cided to refrain from war. The only from the high barometic centers and carrying low temperatures to the coast, bonfire of Smyrna, were allowed back point of principle, the freedom of the with frost and freezing weather in the mountain regions of the coastal States to Constantinople and Thrace. The straits, was already acknowledged by and the temperature line of 60 degrees at 8 o'clock in the morning carried enthusiasm of Christian churches in the Turks. Standing alone, without down to the edge of the Gulf itself. These high barometer vortices, moving eastward from the North, give the coast States the continental weather cool and crisp, and the very coast line is cooled by these movements and not by the little trickle of cold water brought down by the Labrador current, which against Mohammedan invasion was, and Asia Minor, which now, by milimoves southward between the Gulf Stream and the Atlantic coast. he added, utterly chilled.

To the Hot Water System
Moreover, while the modern physical geographies used in most of our had some sight qualms of conscience, chools present comprehensively the had some slight qualms of conscience, weather maps and the weather bulle-for in a new physical geography he tin that were the cold Labrador Cur-

> that sweep over them. For this reason | considered as a whole. the water currents in the belt of the them. Although it was formerly supsweep down along the eastern coast of measure responsible for the cold temperatures that prevail in these regions, t is now believed that their cooling effects is confined to the brief period during which the wind blows off the sea. On the other hand, northwestern America all the way from Alaska to

nowise the result of water borne con ditions set up by any of the well known ocean currents, and, above all, that so far as the Gulf Stream goes it does not carry a current of hot

influence over lands to the east of water of the Atlantic Ocean, or any the United States desired a peaceful the United States ready and willing them than over lands to the west of current in the Atlantic Ocean, hot or spirit in Europe before interesting herthem. Although it was formerly supcold, that iles to the east of the shores self directly in its economic troubles? them. Although it was formerly sup-posed that the cold currents which of North America is simply because Only the other day Hoover issued a of North America is simply because Only the other day Hoover issued a Islam? If not then why this criticism the drift of wind and weather is exsolemn demand for payment of Euro- of England's endeavor to avert that lantic Ocean to continue to drift north-eastward, moved by the permanent do, it must be plain to everyone that matically speaking. For the inconsiderable shiftings of

GIBBS REPLIES TO U.S. CRITICS

and Also Denounce Her for
Not Fighting the
Turk

was watching and waiting. The Balkan
nations were excited and bellicose.

If Harington had not put an iron restraint upon the young British soldiers
surrounded by the Turks and under
great provocation, England would now
have been mobilizing all her citizens,
and spending all that remains to her
in wealth, which is not much. After
that war Great Britain would pay no

By SIR PHILIP GIBBS. Special Cable to THE NEW YORK HEEALD.

LONDON, Oct. 28.

THE men and women in England Lloyd George Blamed who are doing their best to promote friendship between their country and the United States are seriously disturbed by criticism that is indicted by public opinion in Great coming across the Atlantic regarding Britain, not for having avoided that Eritish concessions to Turkey during tion so near its abyss by blundering

land for fearless truth telling, states in a long article that American opin- ment of all classes it was unneces ion of British policy and character has and avoidable. Is American opinion been severely knocked by the British hostile to that manifestation of the Government's acceptance of Turkey's it is greatly inconsistent and woefully return to Europe, without adequate misled EVERSING the hot wave mechanism of the week of October 2, 3, 4, 5, defense of the Christian minorities. It was not cowardice but the con

America on behalf of England's war-America on behalf of England's war-like defense of Christian Europe Christian minorities in Constantinopie he added, utterly chilled. If that is a true disagnosis of Ameri-

for in a new physical geography he got nearer the true doctrine and practically repudiated the Gulf Stream myth as follows:

"The effects of ocean currents upon human life are many and various. They influence the temperatures of land regions leavard for them largely the stream of the conditional developing from the conditions of the material and British and British democracy. Liberal opinion in Great flight; but it is certain that if the war democracy. Liberal opinion in Great flight; but it is certain that if the war had happened their agony would have enlightened thought in America and british democracy. Liberal opinion in Great flight; but it is certain that if the war enlightened thought in America and british democracy. Liberal opinion in Great flight; but it is certain that if the war enlightened thought in America and british the war for the war of the war of the conditions of the state of the war enlightened thought in America and british the war flight; but it is certain that if the war enlightened thought in America and british the war for the war of the war of the war enlightened thought in America and british the war flight; but it is certain that if the war enlightened thought in America and british the war for the war of land regions leeward for them largely is due to conditions developing from reduction of naval armaments. Did cient to police the great territories secause they warm or cool the winds within the continent to the westward not the Washington conference up where the Turks, inflamed by passion onsidered as a whole.

And the reason why the climate of that has come from the White House mercy. prevailing westeriles (winds moving the northeastern seaboard of the on the subject of international policy of the question which England wants from the west) exert much more United States is not affected by the been in the nature of a warning that to ask American peoples is this: Are

ternally from the west to the east. pean debts and expressed his belief by statesmanship? That is the attiAnd were the water masses of the Atthat these could be fulfilled if the European nations were to establish themthey do at present, and were the aerial currents of the north temperate zone to continue to move eastward as they do, it must be related to the continue of British people who are deducted to the continue of Bri selves on a peace footing and reduce majority of British people who are de-termined to avoid war if it is humanly, honorably possible to do so, and to Germany but peace in the Eastern America all the way from Alaska to the Gulf Stream might be actually honorably possible to do so, and to Germ California, are greatly moderated by dammed at the Straits of Florida with-

Made to Avert World War

Says America Cannot Fairly Re
Respectively. Palestine, Mesopotamia, Syria,
Persia and India would have been
fever stricken by the attack on Moproach England hammedan troops in Asia Minor, after their victory over the Greeks. France was passionately opposed to British resistance of Turkish claims. Germany was watching and waiting. The Balkan

> that war Great Britain would pay no money over to America, as she is now doing. Her financial ruin would have been complete. All the world, I am certain, would have been ablaze before

For Coming Near to War

At the present time the British Government, especially Lloyd George, is war but for having dragged the na diplomacy and provocative manifes One eminent American journalist, toes. Deep tides of public opinion in whose opinions are respected in Eng. England and Scotland are rising to overwhelm the statesmen who risked

> French support, England could not French and Turkish officers, have been

ain. Personally I feel that this prob-

No Disarmament While

Near East Is Aflame Europe cannot disarm if the East is

void of power? Why is the League of Nations utterly impotent in such a rant folk who believe war would Very largely, it is because the United States is outside that council of nations and has given no spiritual or diplomatic support to its arbitrations and awards.

In Great Britain to-day there is political struggle in progress of extreme importance, not only to British at large. What is being fought out is not the ascendancy of one political party or another, or a chance of vic-

behind that decision. It is the ques-tion of British friendship with France, And Needs Promoters of personal feud between Lloyd George and French opinion. France has made the British Premier a kind of whip-ping boy for all their disappointments men, has none to-day worthy of com- and disillusions over the peace of Ver-

Special Term decision deciding that agreement was champertous and therefore your of Appeals, which overruled the modification made by the Appellate in the decision and affirmed the decision and affirmed the decision and affirmed the Special Term.

Special Term decision deciding that would result in the disbarment of the majority of the negligence lawyers in the defendant a cash retainer and fee.

Take a case like this Campbell is certain of collection that contingent who are willing to assist in the development of the majority of the negligence lawyers in New York, because there is hardly one of them who does not conduct the proceedings at his own expense under proceedings at his own expense under an understanding or agreement with his client to that effect.

Take a case like this Campbell matter. These heirs on paying a \$500 or \$1,000 retainer fee could have selected the hospital expenses and practically supported their clients until their cases were tried.

ADVANCE COSTS By WM. McMURTRIE SPEER. torney, who for some years has Tunnicliff inserted in New York city an inducement to placing, or in consident of the claim, but that he only specialized in discovering and locat-waspapers an advertisement for the cration of having placed in his hands, "advanced it," and that he expected It has often been discussed whether settlement where he might be contingent fee business should from a jury a large verdict. The evils of the contingent

unable to pay the expenses and where unable to pay the expenses and where
it has been customary for the lawyer
to make a contingent arrangement
or delivered the expenses and where
the expenses and where
tway or died and whose heirs know
nothing about the money coming to
them unless some one tells them. and advance the expense.

fees many men and women with good look up the owners of dormant bank and valid claims would not be able to have their claims tried, through their In doing this he frequently received have their claims tried, through their the aid of banks and executors. A if the right to change their lawyer inability to pay a lawyer. It is prob- the aid of banks and executors. A if they wished a d that the agreement able that in half the cases on the Su- bank desires to have its old and dor- ith them was champertous and theremant accounts disposed of as it has to carry them on its books, advertise in a specified way from time to time in a specif preme Court calendar there is a con- mant accounts disposed of as it has

T is dangerous for a lawyer to advance the expenses of a lawsuit, under the opinion of the Appellate Division in the matter of Neisen H. Tunnicliff, an attorney. This decision applies to the thousands of negligence cases and other claims where the plaintiff through lack of means is unable to pay the expenses and where the make of the plaintiff through lack of means is unable to pay the expenses and where the make of the plaintiff through lack of means is unable to pay the expenses and where the make of the plaintiff through lack of means is unable to pay the expenses and where the make of the plaintiff through lack of means is unable to pay the expenses and where the plaintiff through lack of means is unable to pay the expenses and where the plaintiff through lack of means is unable to pay the expenses and where the plaintiff through lack of means is unable to pay the expenses and where the plaintiff through lack of means is unable to pay the expenses and where the plaintiff through lack of means is unable to pay the expenses and where the plaintiff through lack of means is unable to pay the expenses and where the plaintiff through lack of means is unable to pay the expenses and where the opinion of the Appellation of the calmant of the purpose of the depositor has defense the contingent fee of 50 per and to the purpose of the advances when the purpose of the purpose of the purpose of the purpose of the advances when the purpose of the claims of any kind for the purpose of th

Without the custom of contingent It was Mr. Tunnicliff's custom to discharged while there are unpaid the legacies.

the cost of preparing the papers and serving them, the clerks' filing fees and note of issue fees, the cost of investigating the facts and subpynaling vance for the benefit of the party of

Fifty Per Cent. Agreement Later the helrs undertook to cancel cent. fee agreement. They brought actions in equity in the New York Sureme Court. Special Term decided in

their favor on the ground that they is the right to change their lawyer fore illegal and void. Mr. Tunnicliff appealed to the Ap- Rule Strictly Enforced

pellate Division for the First Departnent, which held that the Campbell eirs had a right to change their attorney, but struck out the part of the Special Torm decision deciding that

westigating the facts and subponaing the winesses, the cost of invariety agrees to advance for the benefit of the party of the second part all necessary costs and expenses looking to the recovery lional expense in case of an appeal for printing and stenographer's services.

"4. Said lirst party agrees to advance for the benefit of the party of the second part all necessary costs and expenses looking to the recovery of said estate and property."

"5. In 1916 Mr. Tunnicliff received from agreement on the ground that he had to grow the second part all necessary costs and expenses looking to the recovery of said estate and property."

Mr. Tunnicliff for having made this amendment to a similar provision in agreement to the definition of the old Revised Statutes, which for a same of the city of New York to punish the old Revised Statutes, which for a same of the city of New York to punish provision of the Penal law was an amendment to a similar provision in agreement to that effect.

Mr. Tunnicliff's defense was that this provision of the Penal law was an amendment to a similar provision in agreement on the agreement on the agreement on the agreement on the agreement of the city of New York to punish provision of the Penal law was an amendment to a similar provision in agreement on the agreement on the agreement of the city of New York to punish provision of the Penal law was an amendment to a similar provision in agreement on the agreement on the country of the city of New York to punish provision of the Penal law was an amendment to a similar provision in agreement on the second part all of the city of New York to punish provision of the Penal law was an amendment to a similar provision in agreement on the country of the city of New York to punish provision of the Penal

Would Disbar Many Lawyers

ney, but struck out the part of the nicliff case were strictly enforced it New York bar make a specialty of con-agreement was champertous and would result in the disbarment of the tingent fee cases. When they are suc-

perty. An attorney or counsellor who that in addition to the contingent fee is convicted of it must be disbarred the lawyer shall receive the amount of and is also guilty of a misdemeanor his disbursements. The lawyer does and is liable to punishment by fine and not in writing agree to make the dis-Imprisonment.

One of the findings of the Special Term the Court of Appeals sustained read:

The contract of an attorney.

"That the contract of an attorney to conduct proceedings for half the recovery at his own expense is chamcovery at his own expense is chancovery at his own expense i If this provision of law as construed skilled lawyers to represent them. Some of the keenest members of the New York bar make a specialty of con-

opproblous epithet of "ambulance ligence business would be greatly chasers" is applied to some negli-diminished if these cases could be gence lawyers who employ staffs of promptly tried. As it is, a business chasers" is applied to some negligence lawyers who employ staffs of
investigators and solicitors to advertise them and bring them business.

It is against the law to pay any
person except another lawyer to bring
person except another lawyer to bring
person except another lawyer to bring
the diminished if these cases could be tory or defeat for Lloyd George, but
promptly tried. As it is, a business
the termendous question between a
man who sues on a promisory note
or for goods sold and delivered can
have his case tried in a comparatively
he seemed to favor war, thereby vic-It is against the law to pay any person except another lawyer to bring short time when a man erippled from an accident can be forced to wait for veetigators to hunt up witnesses and years.

have his case tried in a comparation in the seemed to layor war, thereby lating his previous records on behalf of European peace.

But another aspect of the case lurks years get their statements, and subposes witnesses, and clerks to prepare and serve papers. If employees hired and employed for this purpose should recommend their employer as an ex-cellent lawyer for a man who has lost

trained investigators and witness procurers thousands of men and women who have been injured in acci-

the witnesses, the jury fee, the clerk's fee for entering judgment, with additional expense in case of an appeal tional expense in coking to the recovery of said estate and property."

In 1916 Mr. Tunnicliff contingent fee would not have exceeded strong the first of the case is to the case is lost.

Somebody must pay these expenses. Usually in contingent cases they are dayanced by the lawyer, who relimbures the case is won and losse his advanced by the lawyer, who relimbure to the case is won and losse his advanced if the case is lost.

Mr. Tunnicliff of the Association of the penal law was an appeal tilt their cases was that this with them by which their maximum playments would not have exceeded stored to a simple the conomic council, under the prevision of the Penal law was an appeal tilt their cases were tried.

The negligenent countly independent to a similar provision of the Penal law was an appeal tilt their cases were the conomic council, under the prevision of the Minister of Finance, to a support to a subtreme Court is two years behind in New York country. That measures to extend industry in the atom of the Minister of Finance, to a support to a subtreme Court is two years behind in New York country. That measures the first the case is a subtrime to a similar provision of the Penal law was an appeal tilt feer case set the support to a sign of the City of New York to punish or the case of the finance of the Minister of Finance, to a subtreme Court is two years behind in New York country. That means that this with them by which their maximum playments would not have excended the full fifter of Finance Court is two years behind in New York country. The negligation of the Penal law from the clief.

The negligation of the Minister of Finance Court is two opens

The evils of the contingent fee neg-

nations. With the exception of cigar-ette factories, she possesses not a sin-sionate hatred. They drew sharp disette factories, she possesses not a sin-gle manufactory worthy of the name; yet she has ample labor very chean and British opinion when as a matter and able quickly to learn simple industrial arts, and the rents for buildings are moderate, since taxes are light